

# Industrial / Warehouse

TO LET



CURCHOD&CO



## Unit A Magpie Works

Station Approach, Four Marks, Alton, GU34 5HN

## Industrial / Warehouse Unit

8,509 sq ft

(790.51 sq m)

- Ample on site parking
- Three phase electricity / gas
- Electric loading door
- Minimum eaves height 4.4m, maximum 5.7m
- Roof recently re-clad
- Reception, office and staff welfare facilities

[curchodandco.com](http://curchodandco.com) | 01252 710822

Chartered surveyors, land property & construction consultants

## Summary

Available Size	8,509 sq ft
Rent	£81,150 per annum
Rates Payable	£24,960 per annum
Rateable Value	£52,000
EPC Rating	Upon enquiry

## Description

The building comprises an industrial/warehouse unit of standard portal frame construction with brick and blockwork elevations together with steel-clad external elevations. Internally, the property provides industrial/warehouse accommodation to the rear accessed via an electric loading door, together with office and showroom accommodation to the front. The unit also benefits from a mezzanine floor providing additional storage and office accommodation.

The property benefits from a solid concrete floor, strip lighting, roof lights, and three-phase power, together with gas and oil-fired space heaters and air conditioning to part of the premises.

Externally, the site provides space for loading together with ample parking provision for staff and visitors.

## Location

The property is situated within Magpie Works in Four Marks, in the East Hampshire district of Hampshire. The estate occupies a convenient and accessible location just off the A31, providing excellent road connectivity to Alton, Winchester and Guildford, together with onward access to the M3 motorway and the wider national motorway network.

Four Marks is an established commercial and residential location positioned approximately 4 miles south-west of Alton and benefits from a range of local amenities.

## Accommodation

The accommodation comprises the following areas (measured on a gross internal area basis):

Name	sq ft	sq m
Ground	6,436	597.92
Mezzanine	2,073	192.59
<b>Total</b>	<b>8,509</b>	<b>790.51</b>

## Terms

A new full repairing and insuring lease is available directly from the landlord. Further details on application.

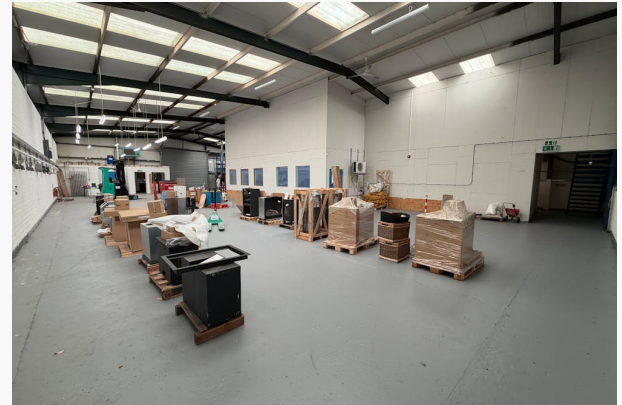
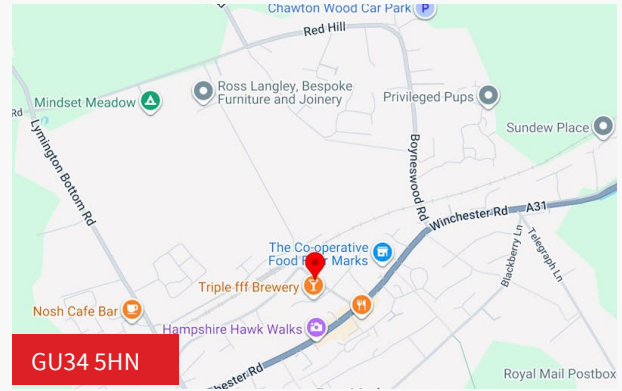
## Legal Costs / VAT

Each party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which will be charged.

## Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

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